080.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	696,700 /	696,700
USE VALUE:	696,700 /	696,700
ASSESSED:	696,700 /	696,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIS KATHRYN L
Owner 2:	COSGRIFF JOHN A
Owner 3:	
Street 1:	1 KING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STACHNICK THEODORE & LYNN -
Owner 2:	-
Street 1:	1 KING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,277 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1402 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7277.000	294,000	600	402,100	696,700
Total Card	0.167	294,000	600	402,100	696,700
Total Parcel	0.167	294,000	600	402,100	696,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.93 | /Parcel: 496.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	49502
GIS Ref	
GIS Ref	
Insp Date	12/03/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 080.0-0001-0007.0

!6486!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,100	600	7,277.	402,100	696,800	696,800	Year End Roll	12/18/2019
2019	101	FV	237,700	600	7,277.	407,900	646,200	646,200	Year End Roll	1/3/2019
2018	101	FV	237,700	600	7,277.	304,500	542,800	542,800	Year End Roll	12/20/2017
2017	101	FV	188,800	0	7,277.	275,700	464,500	464,500	Year End Roll	1/3/2017
2016	101	FV	188,800	0	7,277.	264,300	453,100	453,100	Year End	1/4/2016
2015	101	FV	177,400	0	7,277.	224,000	401,400	401,400	Year End Roll	12/11/2014
2014	101	FV	177,400	0	7,277.	212,600	390,000	390,000	Year End Roll	12/16/2013
2013	101	FV	177,400	0	7,277.	202,200	379,600	379,600		12/13/2012

PRINT

Date	Time
12/10/20	21:15:37

LAST REV

Date	Time
03/03/20	08:36:56

danam

USER DEFINED

Prior Id # 1:	49502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STACHNICK THEOD	69771-252		8/15/2017		686,600	No	No		
RELF DORIS B,	59725-298		8/9/2012		435,000	No	No		
RELF DORIS B	40766-103		9/5/2003	Family		No	No		
BROWN JEAN B	26732-275		10/8/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2019	1912	New Wind	24,198	C				
9/2/2015	1259	Re-Roof	8,400		9/2/2015			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2018	SQ Returned	EMK	Ellen K
10/29/2015	Permit Insp	PC	PHIL C
12/3/2008	Meas/Inspect	189	PATRIOT
1/11/2000	Meas/Inspect	243	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7277		Sq. Ft.	Site		0	70.	0.79	5			Med. Tr	-10					402,135						402,100	

Total AC/HA:	0.16706	Total SF/SM:	7277	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	402,135	Spl Credit		Total:	402,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329592
Depreciation:	35596
Depreciated Total:	293996

COMMENTS

SUMMER ST.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

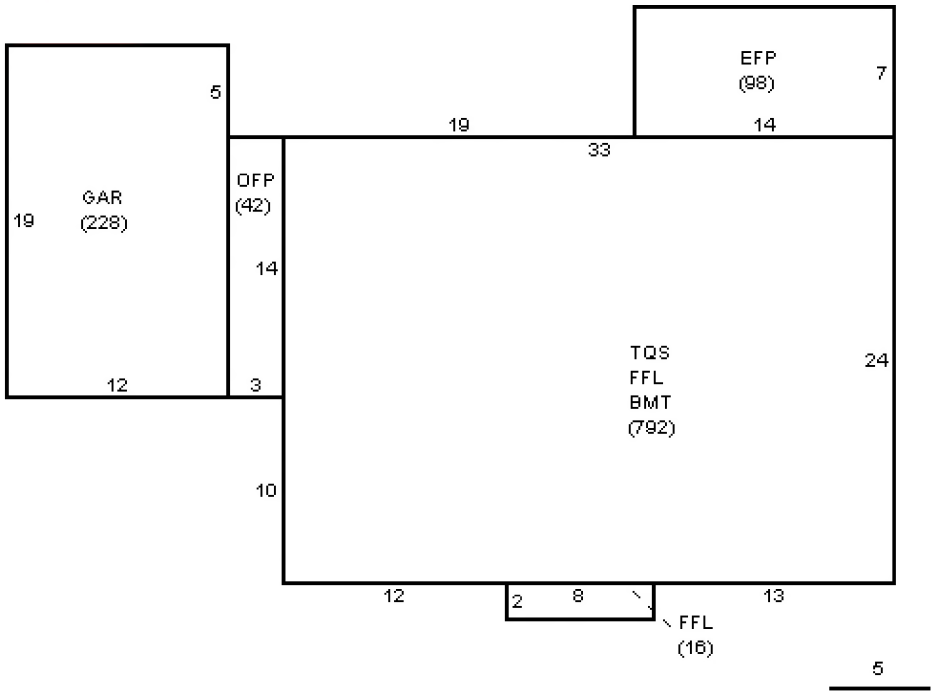
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	114.75
Final Total:	294000	Val/Su SzAd	209.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	140.320	113,377
BMT	Basement	792	42.100	33,340
TQS	3/4 Story	594	140.320	83,349
GAR	Garage	228	25.700	5,860
EFP	Enclos Porch	98	54.450	5,336
OFP	Open Porch	42	43.560	1,829

Net Sketched Area:	2,562			Total:	243,091
Size Ad	1402	Gross Are	2760	FinArea	1402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2015	6.00	T	5	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600